



Morgans

PROPERTY

7 Anderson Avenue, Crossford, KY12 8PP

Offers Over £290,000







We are delighted to bring to the market this charming detached villa situated within a quiet private cul-de-sac, benefitting from a slightly elevated position and generous corner plot. The gardens and grounds are beautifully maintained with an abundance of mature plants and trees and provide privacy together with a child and pet safe environment. Double driveway leads to single detached garage (with lights and power). The accommodation is well presented and briefly comprises entrance vestibule leading into reception hall, lounge, dining room, conservatory and fitted kitchen. On the ground floor there is also a double bedroom and shower room. On the upper level there are two further double bedrooms and bathroom with excellent storage throughout. The property is double glazed with gas central heating.





LOCATION

The property is located in the popular and much sought after village of Crossford which is only one mile west of Dunfermline City Centre. There is an excellent range of local facilities including primary school with nursery amenities, prestigious Golf Club, The Keavil Four Star Hotel and Leisure Club, The Adamson Hotel and Restaurant, together with local shop, bakers and post office for day-to-day necessities. There is also a regular and reliable bus service into Dunfermline where a wider range of shopping, leisure and social facilities can be found. Dunfermline is located only five miles from the Forth Road Bridges and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by ways of motorways to Stirling, Glasgow and the west.

EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

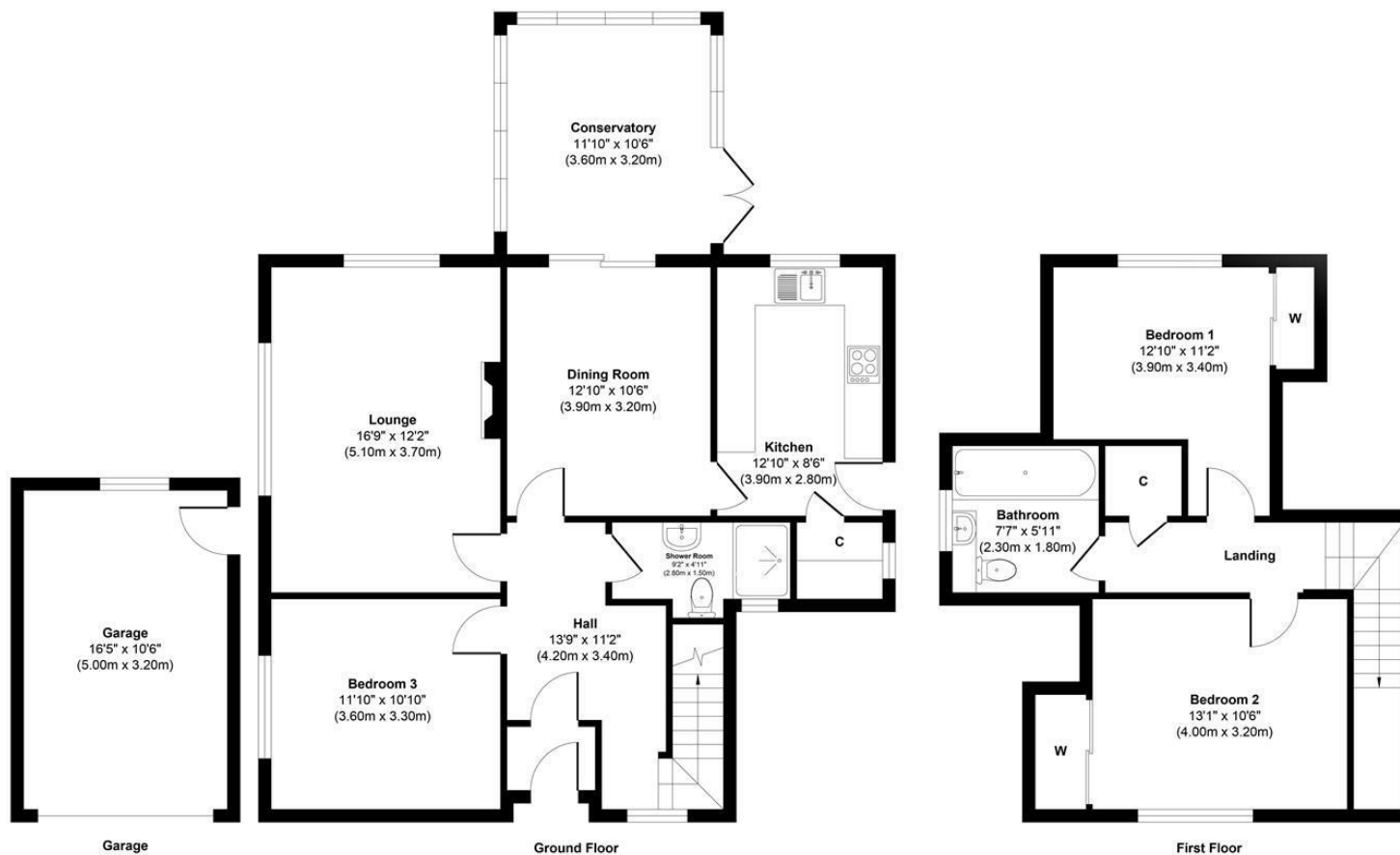
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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